

# Unit 1251 SW 125th Ave # 106T - Cambridge at Century Village II & III

1251 SW 125th Ave # 106T - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: F10429417  
 Status: Active  
 Size: 925 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View  
 List Price: \$195,000  
 List PPSF: \$211  
 Valuated Price: \$164,000  
 Valuated PPSF: \$177

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 620  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

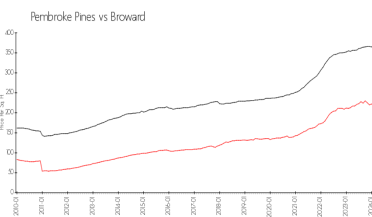
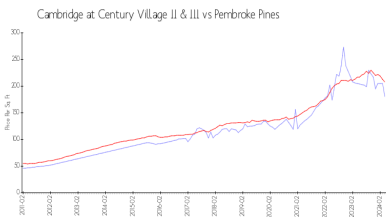
## Building Association Information

Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208G	1,065 sq ft	Apr 2024	\$177,500	\$167
313Q	1,100 sq ft	Mar 2024	\$190,000	\$173
410s	602 sq ft	Mar 2024	\$146,000	\$243
310L	1,192 sq ft	Jan 2024	\$240,000	\$201
201M	1,507 sq ft	Jan 2024	\$299,000	\$198
309S	1,100 sq ft	Jan 2024	\$239,000	\$217

## Market Information



Cambridge at Century Village II & III: \$180/sq. ft.  
 Pembroke Pines: \$208/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale



Cambridge at Century Village II & III	2%
Pembroke Pines	3%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Cambridge at Century Village II & III	52 days
Pembroke Pines	55 days
Broward	67 days